



**MENLO**  
CORPORATE  
CENTER

IT'S TIME TO GET INSPIRED





# ABOUT US

Collect your thoughts during a stroll on the nearby Bay Trail. Find some shade under a pack of campus trees. You stress enough over morning meetings and impromptu deadlines. Menlo Corporate Center (MCC), a seven office building campus, offers you and your team a workspace for your mind and soul to refresh and revive.



## CLASS A

Class A, 378,000 sf, multi-building office campus setting with **on site management**



## FITNESS CENTER

with state-of-the-art equipment, **showers** and lockers



## CAFE

on-site Lee's Deli with adjacent indoor seated gathering area and **outdoor patio**



## CONNECTED

indoor/outdoor meeting areas with wireless internet and fiber optic internet available



## NEAR THE ACTION

close proximity to three downtowns: Menlo Park, Palo Alto and Redwood City



## EASY ACCESS

complimentary **Caltrain and Marguerite shuttles**; easy access from 101

# MULTI-BUILDING CAMPUS MAP

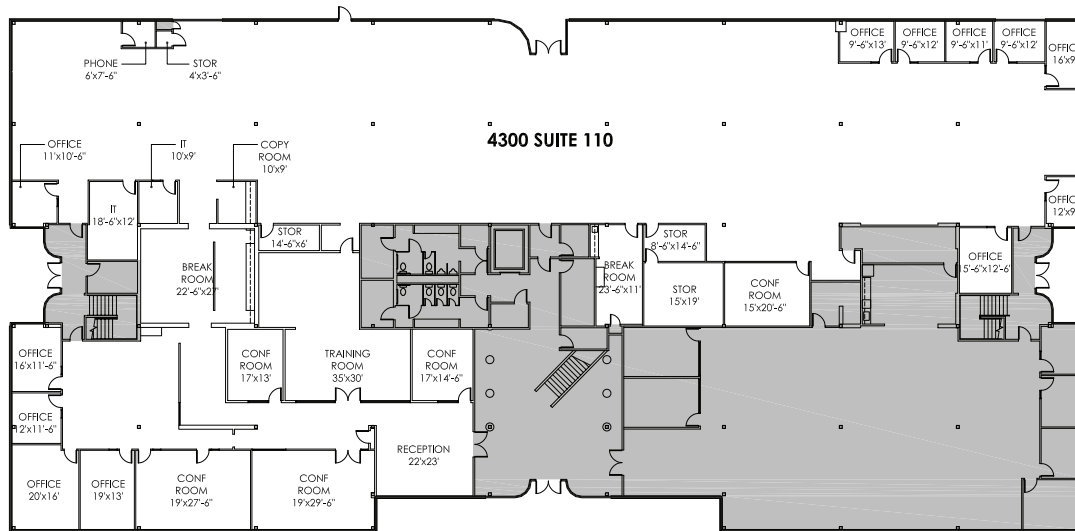
- A** Cafe and Fitness Center
- B** Outdoor Seating
- C** Broker Parking
- D** Shuttle Stop - Marguerite
- E** Shuttle Stop - Caltrain
- ▲ Main Entrance of the Building
- ▲ Driveway Entrance to Property
- Covered Carports



# MENLO CORPORATE CENTER AVAILABILITY - FIRST FLOOR

BUILDING 4300 | SUITE 110

## CURRENT LAYOUT



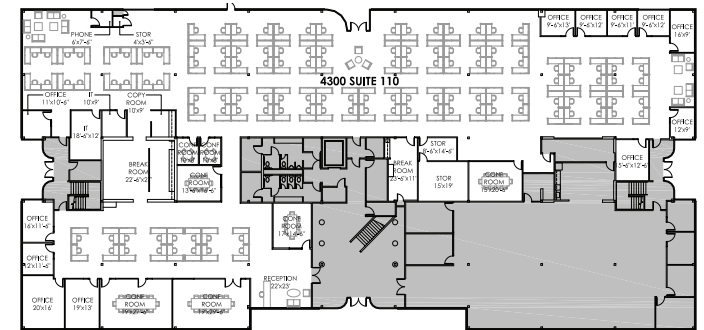
## Specs:

- Suite 110: 24,130 RSF
- Multiple conference rooms
- 1 reception
- Great open plan with varying offices
- Extensive window line
- Tenant monument signage
- Available 10/1/19
- First floor showers
- Can assemble 33,389 SF in Building 4300
- Can assemble 67,447 SF in Building 4400 Suite 110, 120, 200, 280 and Building 4300 Suite 110, 230

## HYPOTHETICAL BENCH // (186) 2.5'x6'



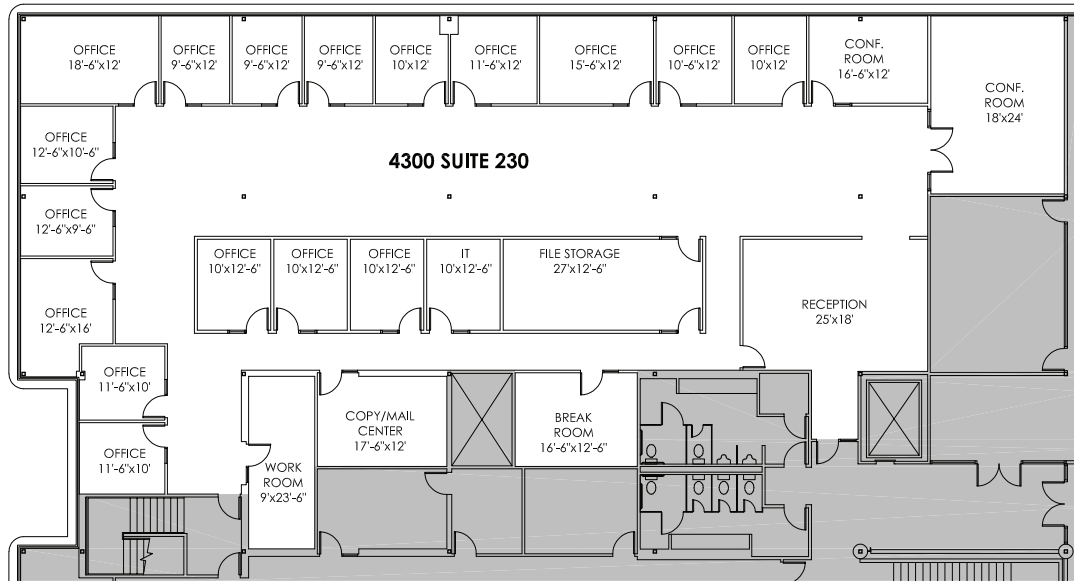
## HYPOTHETICAL CUBICLE // (126) 6'x6'



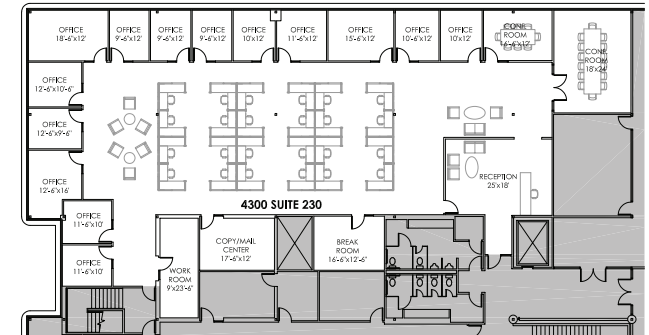
# MENLO CORPORATE CENTER AVAILABILITY - SECOND FLOOR

BUILDING 4300 | SUITE 230

## CURRENT LAYOUT



## HYPOTHETICAL CUBICLE // (24) 6'x6'

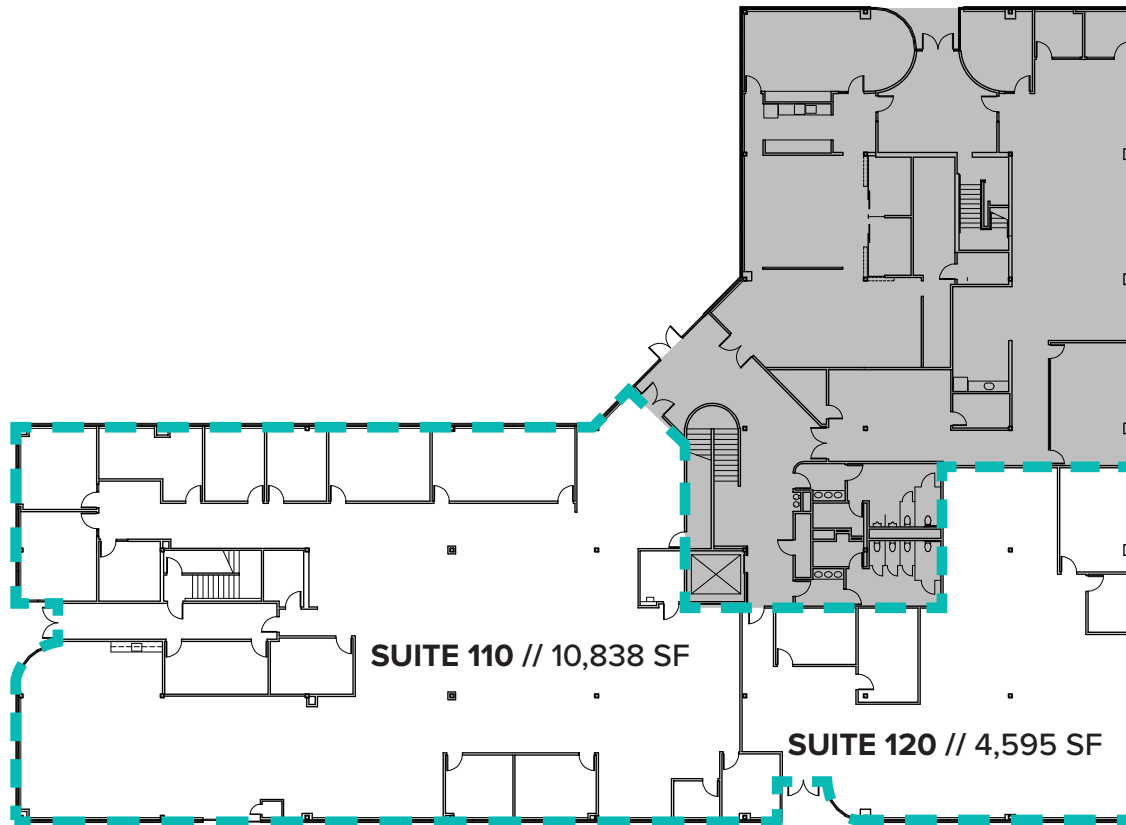


### Specs:

- Suite 230: 9,259 RSF
- Professional services buildout
- Extensive window line
- 2 conference rooms
- Executive reception with seating area
- 17 offices, 2 conference rooms, work room, file storage, kitchen, server room and open area
- Available 10/1/19
- Can assemble 33,389 SF in Building 4300
- Can assemble 67,447 SF in Building 4400 Suite 110, 120, 200, 280 and Building 4300 Suite 110, 230

# MENLO CORPORATE CENTER AVAILABILITY - FIRST FLOOR

BUILDING 4400 | SUITE 110, 120

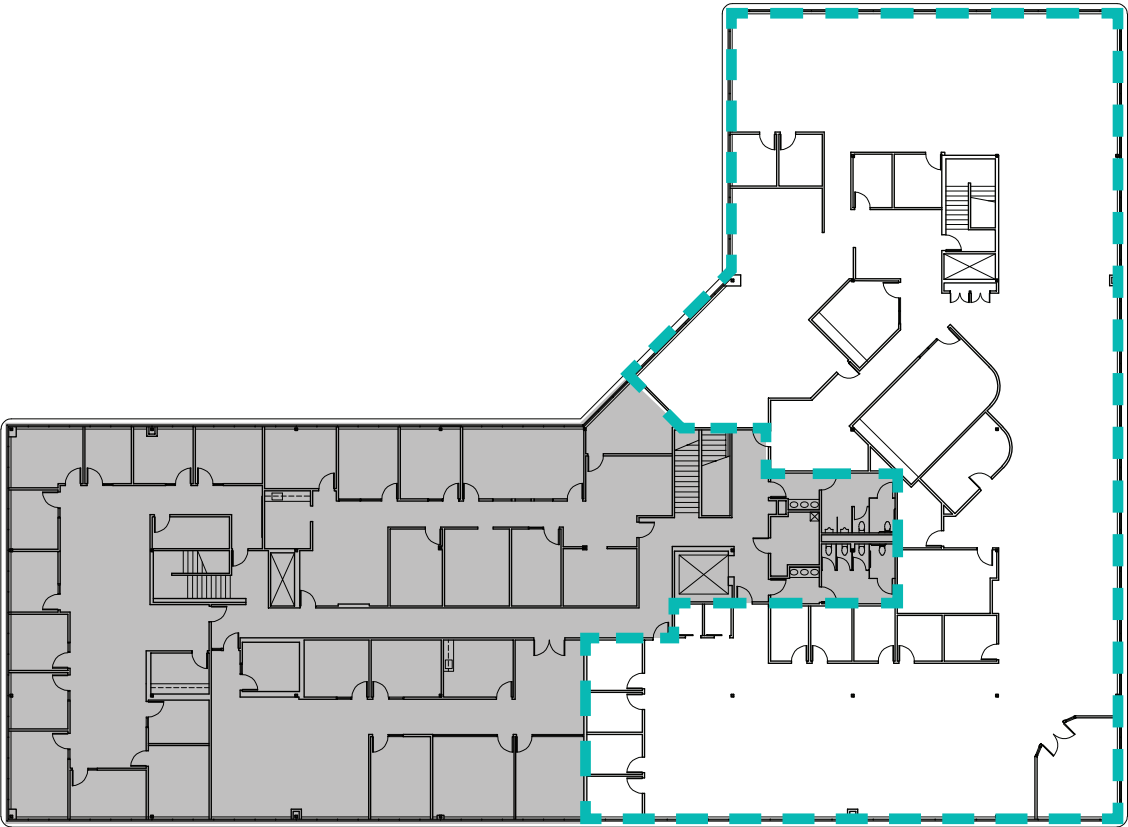


## Specs:

- Suite 110 & 120 : 15,433 SF Total
- Available 1/1/20
- First floor showers
- Can assemble 30,818 SF in Building 4400
- Can assemble 67,447 SF in Building 4400 Suite 110, 120, 200, 280 and Building 4300 Suite 110, 230

# MENLO CORPORATE CENTER AVAILABILITY - SECOND FLOOR

BUILDING 4400 | SUITE 200

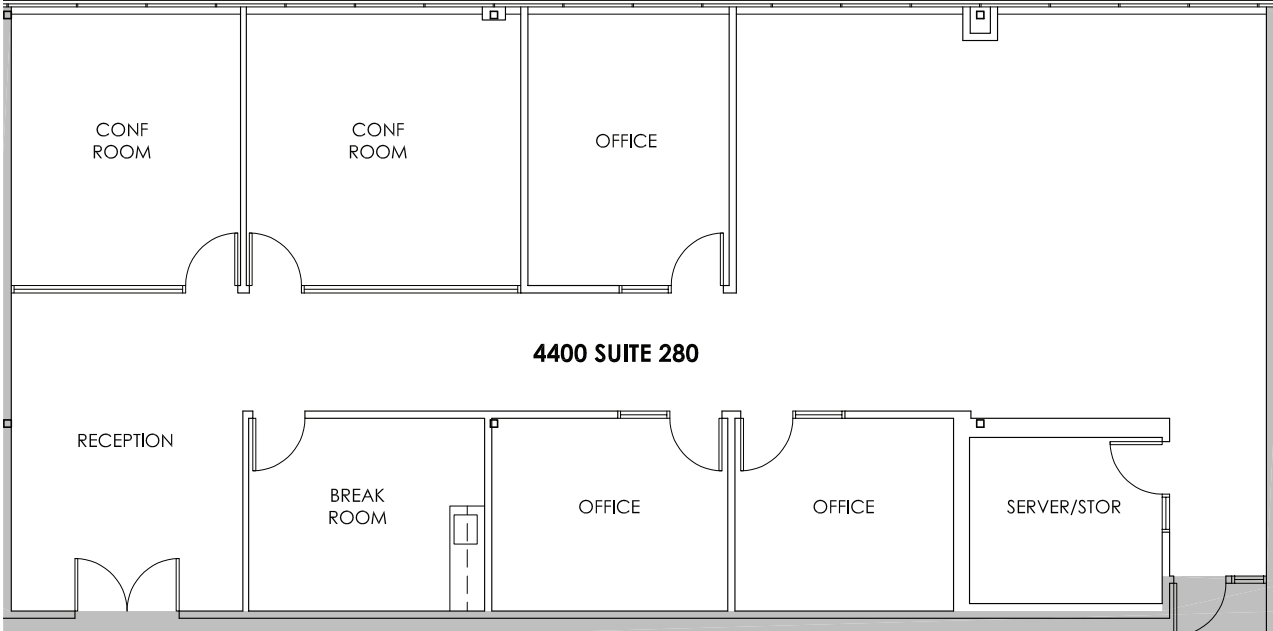


Specs:

- Suite 200: 15,385 RSF Total
- Available 1/1/20
- Can assemble 30,818 SF in Building 4400
- Can assemble 67,447 SF in Building 4400 Suite 110, 120, 200, 280 and Building 4300 Suite 110, 230

# MENLO CORPORATE CENTER AVAILABILITY - SECOND FLOOR

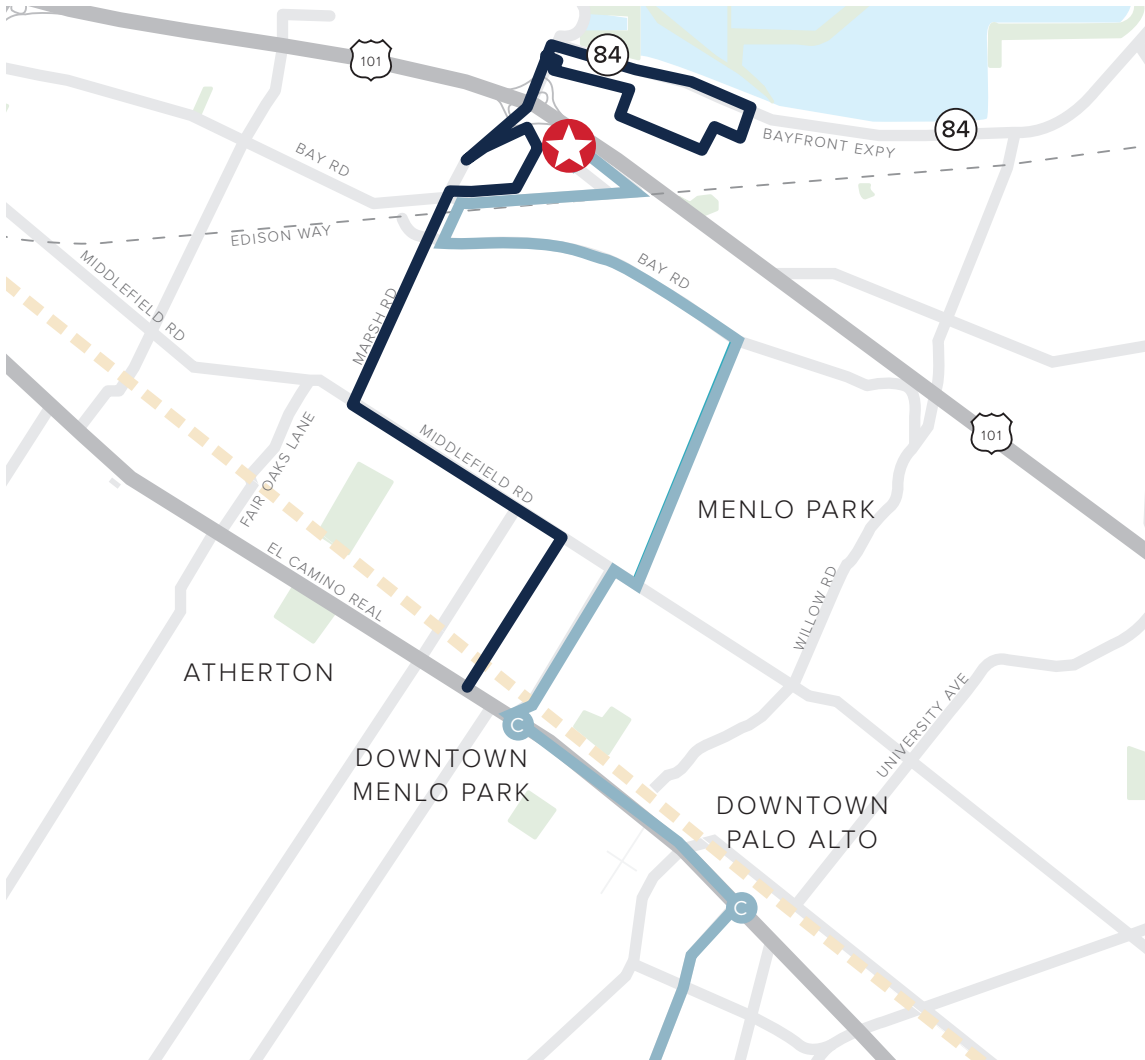
BUILDING 4400 | SUITE 280



Specs:

- Suite 280: 3,240 RSF Total
- Available 10/1/19










## TRANSPORTATION: EASY STREET

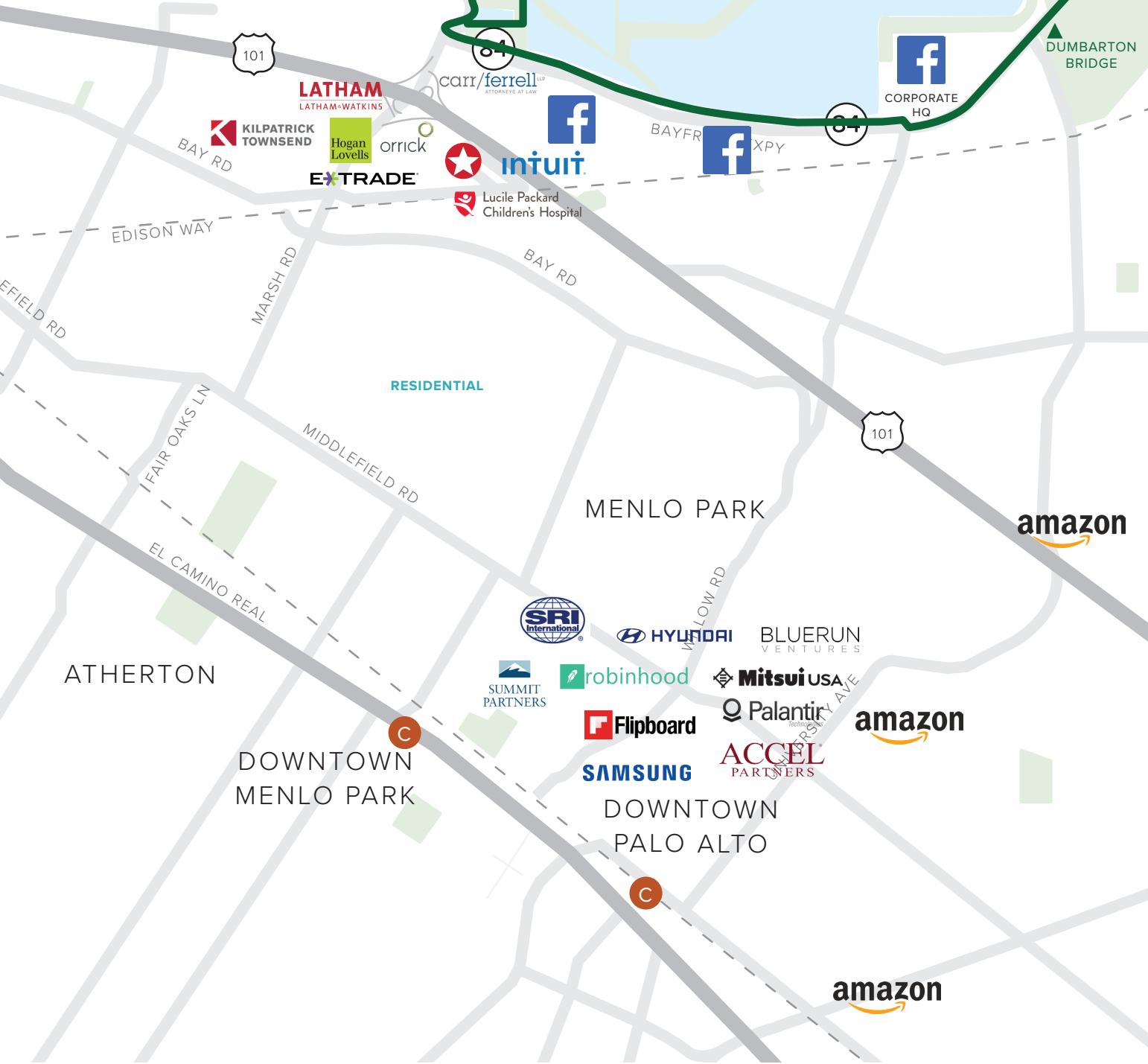
Here's the answer to all your commuting woes. With close proximity to highways 101, 84, and 92, and complimentary Caltrain and Marguerite shuttles, getting in and out of the office has never been easier.

Caltrain Schedule:  
[caltrain.com/schedules/weekdaytimetable.html](https://caltrain.com/schedules/weekdaytimetable.html)

Marguerite Shuttle Schedule (all day shuttle):  
[transportation.stanford.edu/marguerite](https://transportation.stanford.edu/marguerite)




Marsh Road Shuttle Schedule:  
[menlopark.org/DocumentCenter/View/318](https://menlopark.org/DocumentCenter/View/318)

-  **MENLO CORPORATE CENTER**
-  CALTRAIN STATION
-  CALTRAIN LINE
-  MARSH ROAD SHUTTLE
-  MARGUERITE SHUTTLE



## INNOVATIVE NEIGHBORS

MCC is close to a number of notable companies, offering your business an opportunity for collaboration and networking. Some of the area's most notable names include Facebook, Intuit and Amazon.

-  **MENLO CORPORATE CENTER**
-  **CALTRAIN STATION**
-  **BAY TRAIL**

# LOCAL INTERESTS

Within a 3.5 mile radius

The office is a hop and skip away from where you want to be. A quick ten minute drive brings you to any of three major downtown areas including Menlo Park ([menlopark.org/776/Downtown](http://menlopark.org/776/Downtown)), Palo Alto and Redwood City, for a quick bite or impromptu happy hour.



## GROCERY

Costco  
Safeway  
Trader Joe's  
Delucchi's Market & Delicatessen



## FITNESS

Synergy Badminton  
Studio K-Fit  
Stretch Works  
barre3



## DINING

Starbucks  
Los Gallos Taqueria  
Freewheel Brewing Company



## SERVICES

Future Dental Care  
Hair Creations  
Marsh Manor Cleaners  
US Post Office  
Wells Fargo Bank



## SHOPPING

Paradise Flowers & Gifts  
Kepler's Books



#### LEASING:

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